



SAN DIEGO'S LEADING REAL ESTATE AGENCY AND INCOME BROKERAGE FIRM SINCE 1982



4513-19 55TH ST, SAN DIEGO, CA 92105





EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW



# THE OFFERING

4513-19 55TH ST, SAN DIEGO, CA 92105

**AVAILABLE AT \$1,100,000**

## 4-UNIT MULTIFAMILY PROPERTY

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Located in City Heights, this 4-unit multifamily property at 4513-19 55th Street offers investors a well-maintained four-unit multifamily property in central San Diego. The property consists of a single residential structure built in 1948, with all units configured as 1BR-1BA layouts, a simple and efficient unit type that is easy to lease and manage.

All units include a full a size washer/dryer and have been updated with wood or vinyl plank flooring, quartz countertops, stainless steel appliances, and remodeled bathrooms. Each unit includes built-in wall air conditioning, an important comfort feature for tenants in this area.

The property has been well maintained, supporting stable ownership and reducing near-term maintenance concerns. Off-street parking allows for two tandem vehicles, a practical benefit in a dense residential neighborhood. One of the key demand drivers for this location is its proximity to San Diego State University, which supports a steady renter base of students, staff, and nearby workforce tenants. Combined with convenient access to transit, neighborhood services, and major roadways, the property offers a straightforward rental profile that is easy to understand and operate. The small unit count, uniform layout, and updated condition support a straightforward ownership profile and reliable rental income in a well-established central San Diego neighborhood.







## 02 SUMMARY OF BENEFITS





## UNITS SUMMARY

Sale Price	Units	Lot Size	Rentable Sq Ft	Year built
\$1,100,000	4	3,750	1,848	1948

# KEY FEATURES & INVESTMENT HIGHLIGHTS

## ASSET OVERVIEW

- ✓ (4) remodeled 1BR-1BA units
- ✓ Constructed in 1948
- ✓ Well-maintained four-unit multifamily property in central San Diego

## INTERIOR FEATURES

- ✓ All units updated with wood or vinyl plank flooring
- ✓ Quartz countertops and stainless steel appliances throughout
- ✓ Remodeled bathrooms in all units
- ✓ Built-in wall air conditioning in each unit
- ✓ Full size washer and dryer in each unit

## PARKING

- ✓ Off-street parking for two tandem vehicles

## LOCATION

- ✓ City Heights location in central San Diego
- ✓ Proximity to San Diego State University, supporting consistent rental demand
- ✓ Nearby neighborhood amenities including grocery options such as Trader Joe’s and Ralphs, along with local restaurants and everyday retail.





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## LOCATION OVERVIEW



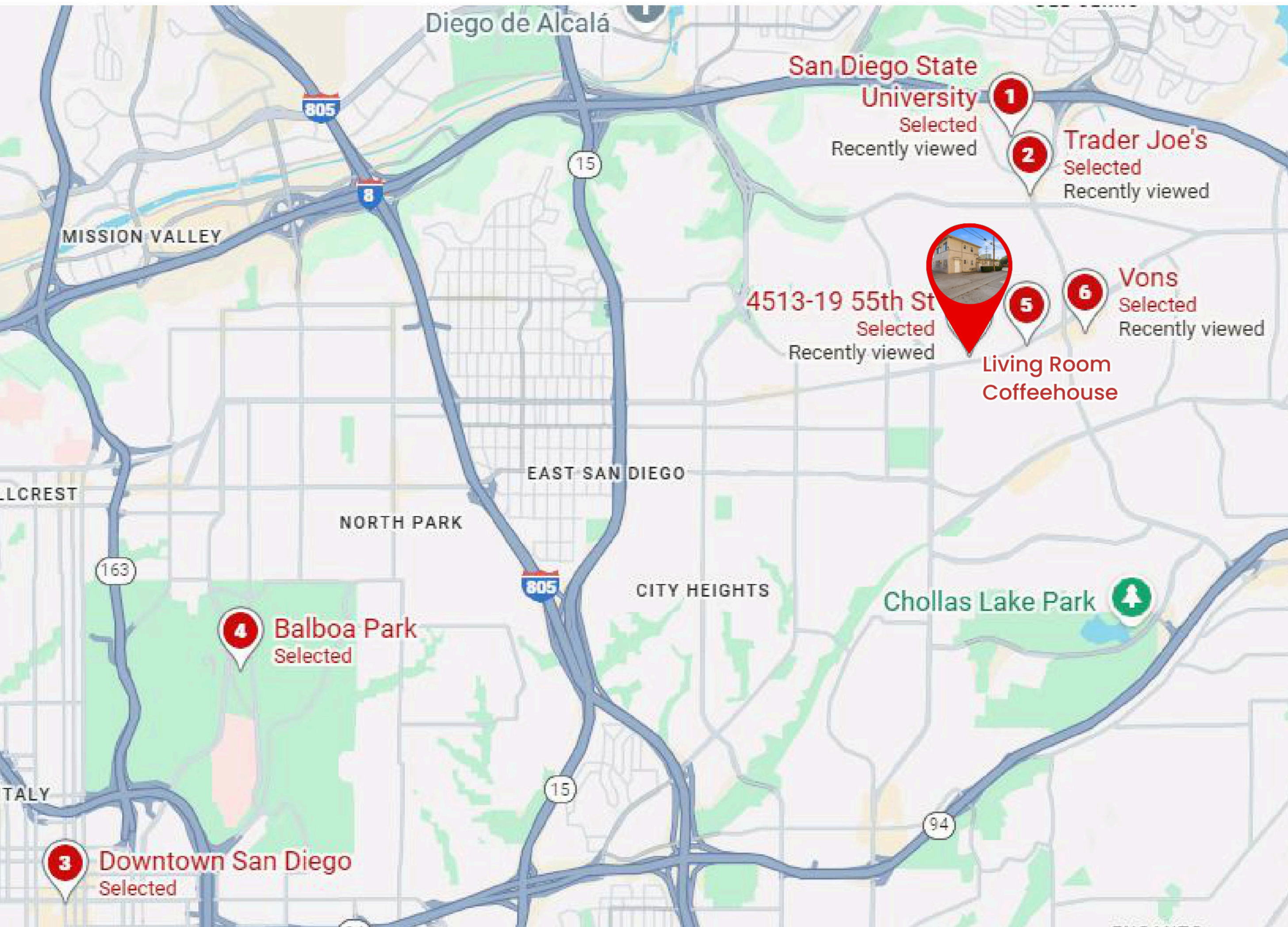
## LOCATION OVERVIEW

The property is located in **City Heights**, a centrally positioned neighborhood offering convenient access to employment centers, educational institutions, and daily amenities throughout San Diego. Its location provides efficient connectivity to surrounding submarkets while maintaining a residential character that supports consistent rental demand.

A key demand driver for the area is the property's proximity to **San Diego State University**, which contributes to a steady pool of renters including students, university staff, and nearby workforce tenants. This proximity supports year-round occupancy and reduces reliance on seasonal demand.

Residents benefit from nearby everyday conveniences, including grocery options such as **Trader Joe's** and **Vons**, as well as a variety of local restaurants, cafes, and neighborhood retail. Access to transit corridors and major roadways further enhances mobility for commuters and residents alike.

Overall, City Heights offers a balance of central location, practical affordability, and strong renter fundamentals, making it well suited for small multifamily ownership. The area's accessibility and diverse renter base support a straightforward leasing environment and reliable long-term demand.







# 04 FINANCIAL SUMMARY



# INVESTMENT SUMMARY

# Units	Address	City	State	Zip	Yr Built (Aprx.)	Lot Size	APN	
4	4513-19 55th St	San Diego	CA	92105	1948	3,750	466-710-16-00	
GRM		CAP Rate %		Rentable				
Price	Current	Market	Current	Market	\$ / Unit	\$ / Sq Ft	Sq Ft	
\$1,100,000	13.00	11.95	5.10%	5.76%	\$275,000	\$595.24	1,848	
Estimated Average Monthly Income Analysis				Estimated Operating Expenses				
No.	Floor Plan	Rent	Total	Market	Total	Est. Sq.Ft.	Actual	Market
1	1br-1ba	\$1,650	\$1,650	\$1,795	\$1,795		\$0	\$0
1	1br-1ba	\$1,800	\$1,800	\$1,958	\$1,958		\$0	\$0
1	1br-1ba	\$1,650	\$1,650	\$1,795	\$1,795		\$0	\$0
1	1br-1ba	\$1,950	\$1,950	\$2,122	\$2,122		\$2,803	\$2,803
							\$1,600	\$1,600
							\$196	\$196
							\$192	\$192
							\$4,000	\$4,000
							\$400	\$400
							\$1,000	\$1,000
							\$13,763	\$13,763
							\$960	\$960
							\$0	\$0
							\$1,000	\$1,000
							\$25,914	\$25,914
							\$14.02	\$14.02
							\$6,478	\$6,478
							31%	28%
Annual Operating Proforma				Financing Information				
		Actual	Market	Down Payment		41%	Amount	\$450,000
Gross Rental Income		\$84,600	\$92,045	Interest Rate		6.00%		
Plus Other Income		\$0	\$0	# of Years Amortized Over		30		
Gross Scheduled Income		\$84,600	\$92,045	Proposed Loan			Amount	\$650,000
Less: Vacancy Factor 3%		\$2,538	\$2,761	Loan Points		1%		
Gross Operating Income		\$82,062	\$89,283	Other Loan Costs		\$3,500		
Less: Operating Expenses		\$25,914	\$25,914	Debt Coverage Ratio		Current 1.20	Market	1.36
Net Operating Income		\$56,148	\$63,370					
Less: First TD Payments		(\$46,765)	(\$46,765)					
Pre-Tax Cash Flow		\$9,384	\$16,605					
Cash On Cash Return		2.02%	3.57%					
Principal Reduction		\$7,982	\$7,982					
Total Potential Return		3.7%	5.3%					
Add'l Capital for Repairs (1st Year)		\$0	\$0					
Acquisition Costs		\$5,000	\$5,000					
Financing Costs		\$10,000	\$10,000					
Down Payment		\$450,000	\$450,000					
Total 1st Year Cost		\$465,000	\$465,000					
Contact Information								
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Property Description & Amenities								



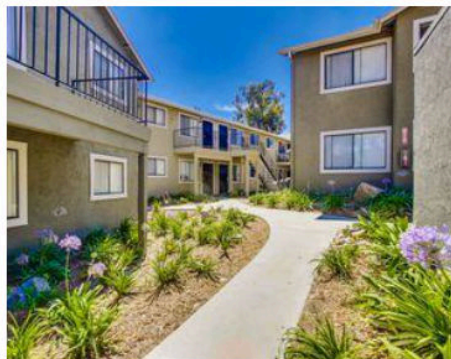


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COMPARABLES



# RENT COMPARABLE



Property	Asking Rent	Sq Ft	Unit Type	Price/Sq.ft.
4471 48th St – San Diego, CA 92115	\$2,100 / month	~650	1BR / 1BA	\$3.23
4433 Winona Ave #6 – San Diego, CA 92115	\$2,099 / month	650	1BR / 1BA	\$3.22
4496 Collwood Blvd #5 – San Diego, CA 92115	\$2,100 / month	681	1BR / 1BA	\$3.08
4041 Van Dyke Ave – San Diego, CA 92105	\$2,100 / month	500	1BR / 1BA	\$4.2
4184 45th St – San Diego, CA 92105	\$2,200 / month	~600	1BR / 1BA	\$3.5

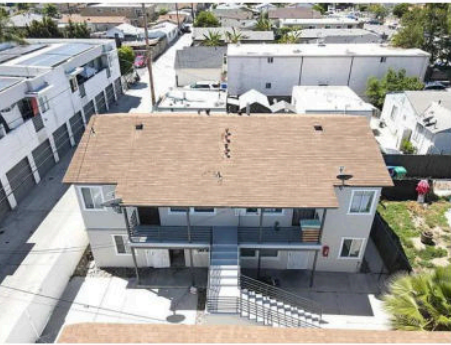




# SALE COMPARABLE



Property	Units	Sale Date	\$ / Unit	CAP	Unit Type	Sale Price	GR M	Mix	\$/Sqft
2813-15 46th St San Diego, CA 92105	3	10/3/25	\$333,200	4.93%*	1BR / 1BA	\$999,600	12.16	(1) 3br-1ba (1) 2br-1ba (1) Studio	\$665.95
4112-14 Menlo St San Diego, CA 92105	3	5/27/25	\$360,000	6.1%*	1BR / 1BA	\$1,080,000	12.85	(1) 3br-1ba (1) 1br-1ba (1) Studio	\$732.20
3867 Menlo Ave San Diego, CA 92105	4	9/18/25	\$325,000	5.52%*	1BR / 1BA	\$1,300,000	12.32	(2) 2br-1ba House (3) 1br-1ba	\$433.33
3808-14 46th St San Diego, CA 92105	4	8/28/25	\$335,250	5.52%*	1BR / 1BA	\$1,341,000	10.86	(1) 2br-1ba (3) 1br-1ba	\$597.86







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